

931B ROBINSON ROAD



**20,000 SF
OF INDUSTRIAL
SPACE**

FOR SALE OR LEASE | OLD HICKORY, TN 37138

STOLTZ CBRE

PROPERTY SPECIFICATIONS

LOCATION

Address	931B Robinson Road
City, State	Old Hickory, TN, 37138

SQUARE FOOTAGE

Size (SF)	20,000
Office (SF)	400
Land Area (Acres)	7.9 (shared)
Zoning	IWD, Industrial Warehousing/Distribution

PROPERTY FEATURES

Clear Height	14'
Building Depth	100'
Loading	Front-load
Outdoor Storage	± .72 Acres
Drive-In Doors	4
Truck Court Depth	215'
Auto Parking	55 (shared)

CONSTRUCTION OVERVIEW

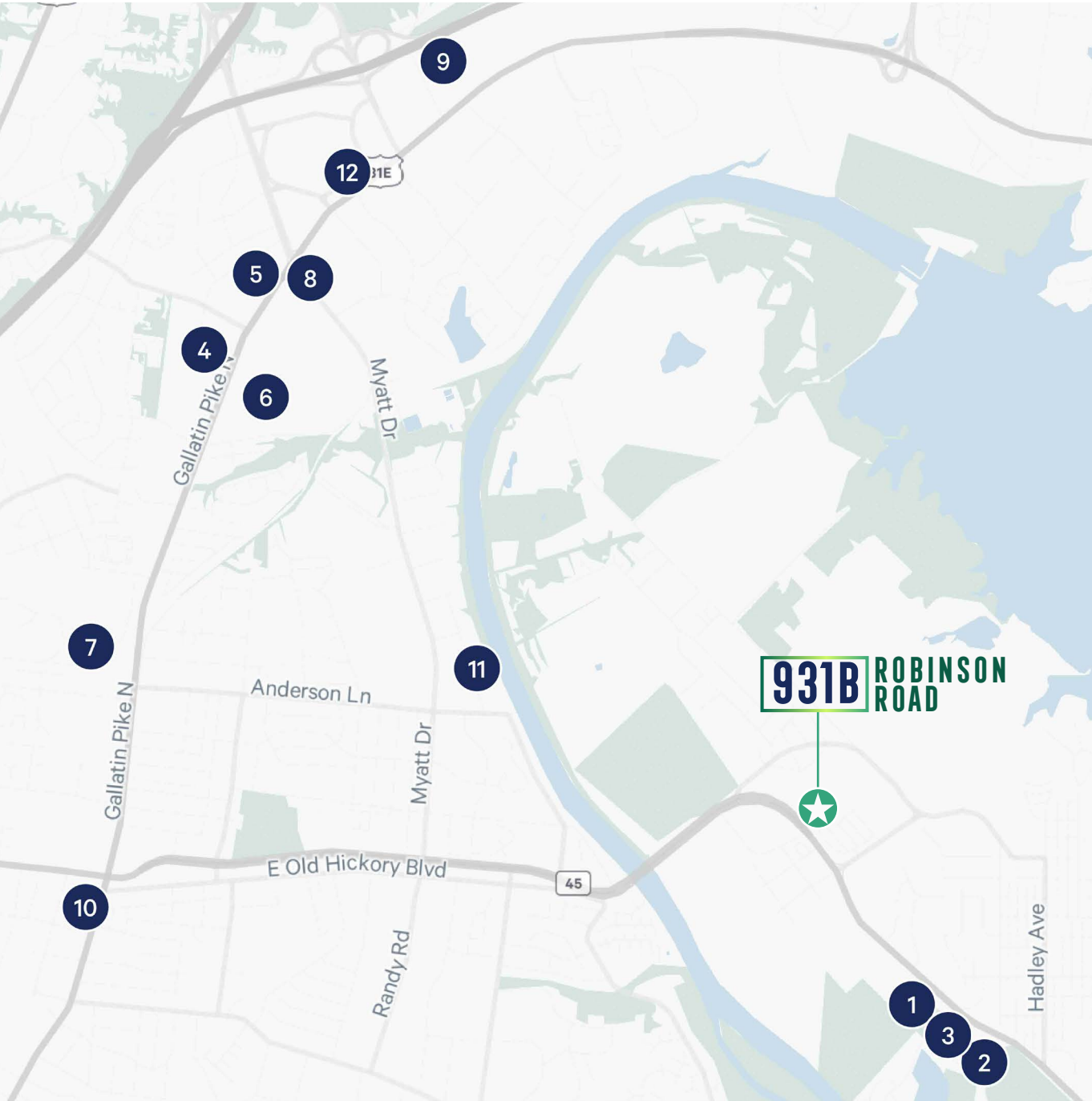
Year Built	1986
Construction	Metal
Roof Type	Metal
Lighting	LED/T5/T12



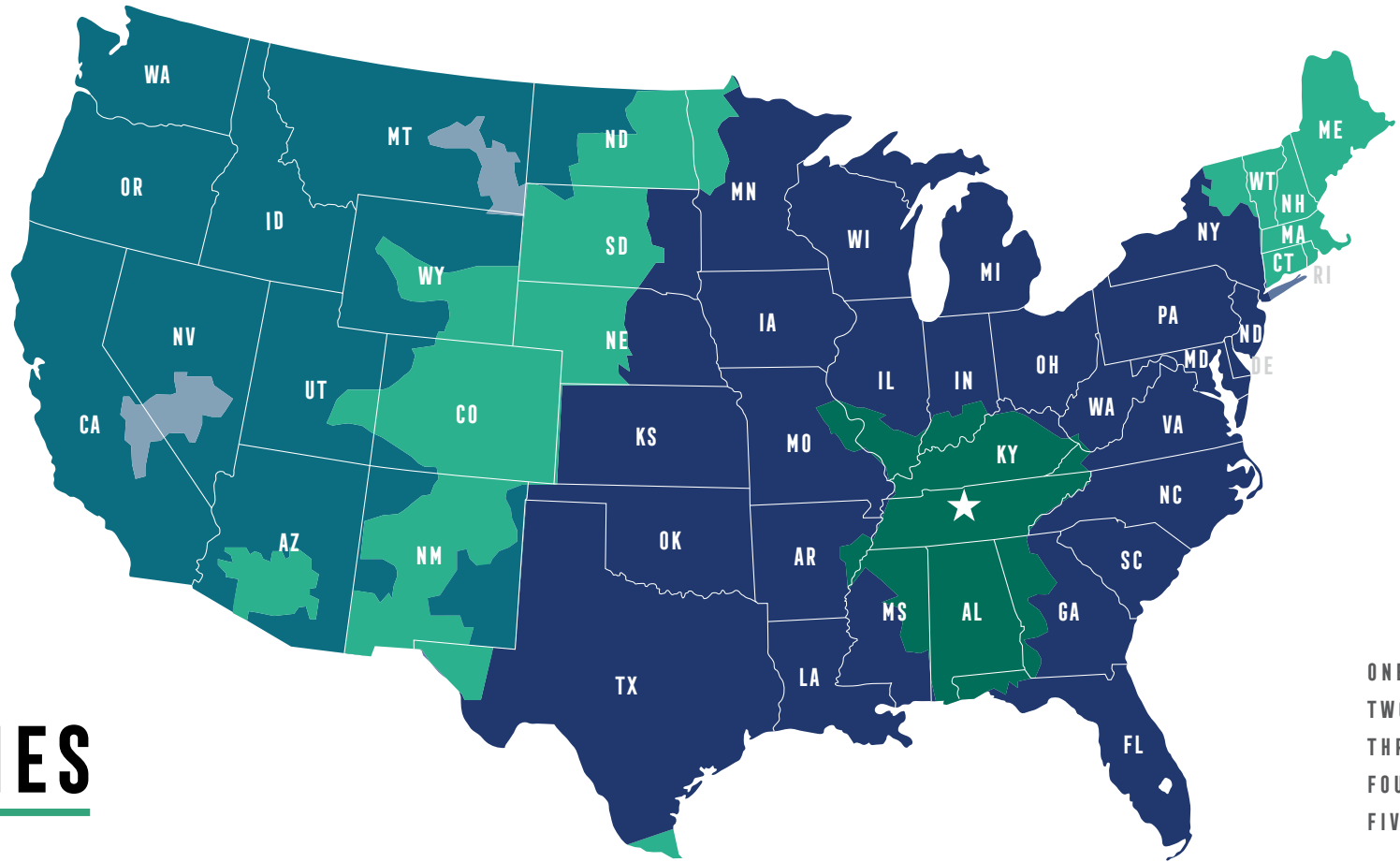
SITE PLAN

20,000 SF

NEARBY AMENITIES



- 1. Dollar General**
311 Martingale, Old Hickory, TN 37138
- 2. Taco Bell**
1510 Robinson Rd, Old Hickory, TN 37138
- 3. McDonald's**
1252 Robinson Rd, Old Hickory, TN 37138
- 4. The Home Depot**
1584 Gallatin Pike N, Madison, TN 37115
- 5. Hobby Lobby**
1789 Gallatin Pike N, Madison, TN 37115
- 6. Amazon Delivery**
710 Myatt Dr, Madison, TN 37115
- 7. Lowe's Home Improvement**
10 E Campbell Rd, Madison, TN 37115
- 8. Walgreens**
1801 Gallatin Pike N, Madison, TN 37115
- 9. Walmart**
2232 Gallatin Pike N, Madison, TN 37115
- 10. Kroger**
200 Gallatin Pike S, Madison, TN 37115
- 11. Yazoo Brewing Company**
900 River Bluff Dr, Madison, TN 37115
- 12. Chick-fil-A**
2000 Gallatin Pike N, Madison, TN 37115



FEDEX DRIVE TIMES



Davidson County is located within **650 miles of 50% of the US population**



41M People within a **300-mile radius**



75% of the US market is within a **2-hour flight**



12 million people live within a **2.5 hour drive**



From Nashville, **72%** of the US population is reached with **Two-Day Ground Delivery**



Three major interstates converge in Nashville

DEMOGRAPHICS

Nashville continues to experience strong job growth ranking 2nd in the U.S. for job growth since 2010.

Population continues to grow at a meaningful rate with the next five years expecting to bring another +30k people per year on average.

Nashville has ranked within the top 10 large metros for job growth and population growth for over the previous 10 years. The region experiences low unemployment, consistent in-migration, and a favorable business climate, making it a top location for companies looking to relocate or expand their business.

2024 NASHVILLE REGIONAL ECONOMIC DEVELOPMENT GUIDE

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MEDIAN AGE

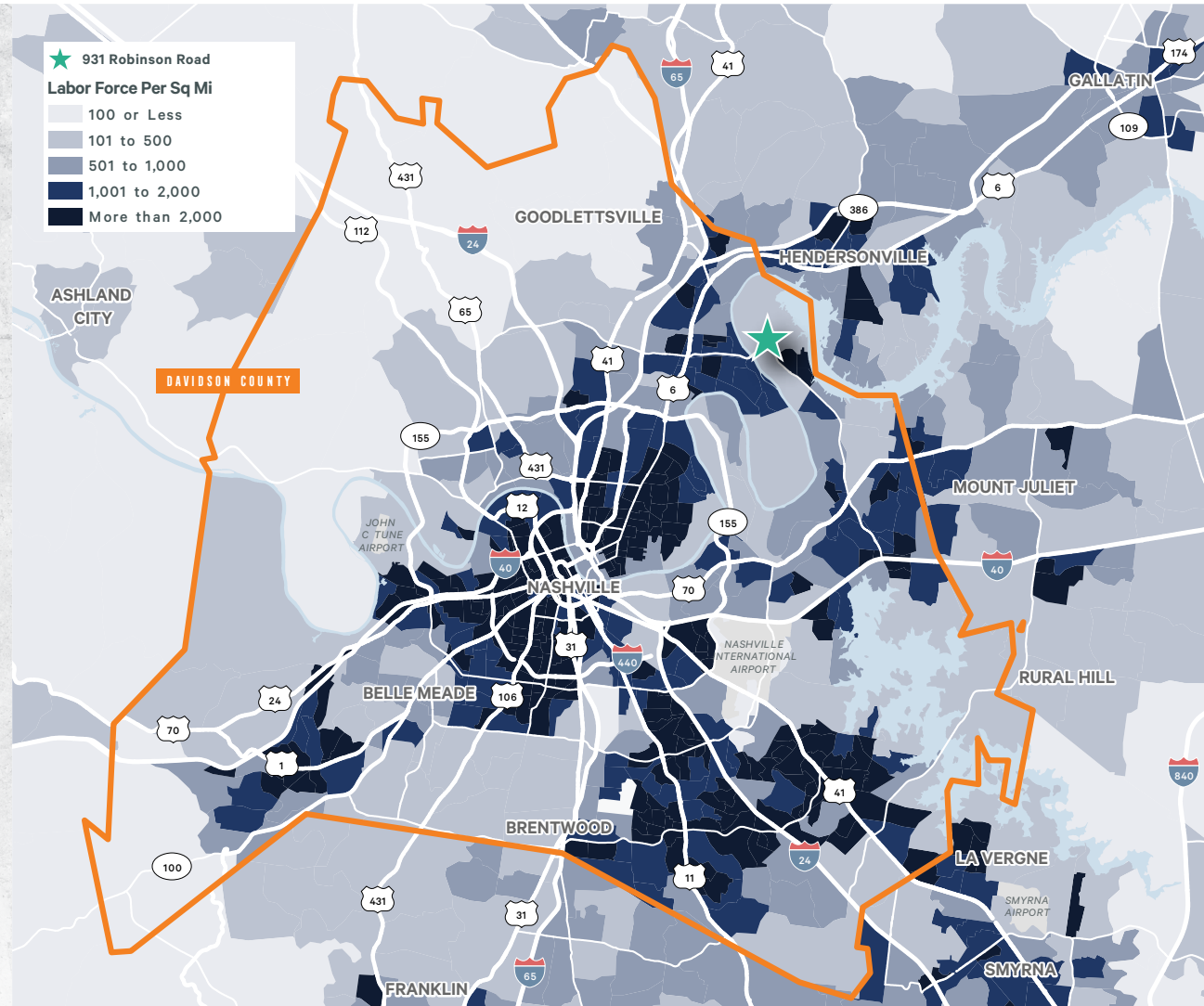
+126K
2028 PROJECT
HOUSEHOLDS

6.6%
POP. GROWTH OVER
NEXT 5 YEARS

+2.1M
TOTAL POP.

+\$110K
2024 AVERAGE
HOUSEHOLD INCOME

6.4%
POP. GROWTH OVER
LAST 4 YEARS



HEAT MAP

- 100 OR LESS
- 501 TO 1,000
- MORE THAN 2,000
- 101 TO 500
- 1,001 TO 2,000

931B

ROBINSON ROAD



CONTACT US

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OLD HICKORY, TN 37138

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